



City of Seattle

Department of Planning and Development

Diane M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3011347

Applicant Name: Paulo Nunes-Ueno for Seattle Children's Hospital

Address of Proposal: 7400 Sand Point Way NE (Magnuson Park)

SUMMARY OF PROPOSED ACTION

Master Use Permit to change the use of 320 existing parking spaces accessory to Magnuson Park to a Park and Pool Lot¹.

The following approval is required:

Administrative Conditional Use - SMC [23.44.030](#) to establish a park and pool lot in a single family zone.

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

¹ This proposal is a continuation of the park-n-pool lot approved on June 30, 2005 (MUP 2405908). **Note** the number space permitted at that time was 375 spaces.

BACKGROUND DATA

Site Description

The site is located in Warren G. Magnuson Park, in the Sand Point neighborhood of northeast Seattle. The broader site is a 350-acre public park and is dedicated to a variety of uses. The specific area subject to this proposal is an existing parking area associated with the former naval commissary building, located toward the south end of the park, on the north side of NE 65th St.

Area Development

The property is located at the base of the View Ridge neighborhood and is relatively close to several other residential neighborhoods – Hawthorne Hills and Laurelhurst, among others. The site and surrounding vicinity are primarily zoned single family with a minimum lot size of 7200 sq. ft. or 9600 sq. ft. To the southwest of the site are the Radford Court Apartments, located in a residential Lowrise 3 (L3) zone and leased by the University of Washington as student housing.

Proposal

The proposal is to establish a park and pool lot in an existing parking lot to serve employees and construction personnel associated with Seattle Children's Hospital, about 1.5 miles to the south. The parking area was originally developed to serve patrons of the former US Naval Station's commissary. Seattle Children's Hospital has used the site since 2004 in order to satisfy terms of its Master Plan, which requires that the hospital's spillover parking be accommodated without creating an undue impact on neighborhood streets. The proposal involves regular shuttle vans, which ferry passengers between the parking area and the hospital campus. The applicant states that the park and pool use is proposed to last until constructed parking is completed on the hospital campus. Alternatively, the use may be discontinued sooner if Seattle Parks secures funding to develop this location. This proposal involves no change in the quantity or location of on-site parking spaces.

Notice and Comment Period

Notice of the application was published on July 15, 2010. The required public comment period was extended to August 11, 2010. The proposal elicited three comments; one comment focusing primarily on the question of whether a park and pool lot is an appropriate use of a public park and the site's availability to members of the general public. The other comments focused on traffic congestion for



Figure 1, Magnuson Park



Figure 2, Aerial photo (1999)

the area. The Land Use Application file is available at the Public Resource Center located at 700 Fifth Ave, Suite 2000².

ANALYSIS – ADMINISTRATIVE CONDITIONAL USE

Definition. The applicant proposes to establish a park and pool lot, allowed as a conditional use in a single family zone. “Park and pool lot”, according to SMC [23.84.030](#) means “parking, operated or approved by a public ridesharing agency, where commuters park private vehicles and join together in carpools or vanpools for the ride to work and back, or board public transit at a stop located outside of the park and pool lot.”

The proposed parking involves written approval from Seattle Department of Transportation SDOT, acting as the public ridesharing agency. SDOT administers the City’s Commute Trip Reduction (CTR) ordinance, SMC [25.02](#) and also reviews Children’s required annual CTR reports. Historical public comment noted that SDOT would not likely take on management of a park and pool lot located on Parks property. However, DPD finds that SDOT is a qualifying agency, and as such it has approved the proposed park and pool lot.

The operation of the proposed park and pool lot clearly meets the remainder of the definition, in that Children’s employees and construction personnel park their private vehicles and are then transported to and from the campus by shuttle vans.

General criteria. SMC [23.44.018](#) establishes general provisions for principal conditional uses in single family zones. Applicable criteria are listed and discussed below.

A. *Only those conditional uses identified in this subchapter may be authorized as conditional uses in single-family zones. The Master Use Permit Process set forth in Chapter [23.76](#), Procedures for Master Use Permits and Council Land Use Decisions shall be used to authorize conditional uses.*

The park and pool lot use is identified as a conditional use, and DPD has followed the process outlined in SMC 23.76.

B. *Unless otherwise specified in this subchapter, conditional uses shall meet the development standards for uses permitted outright in Sections 23.44.008 through 23.44.016.*

The park and pool lot is located on an existing parking lot, and is no more nonconforming to development standards than the current lot. SMC [23.44.030 A](#) specifies that park and pool lots must be located on existing parking lots.

C. *A conditional use may be approved, conditioned or denied based on a determination of whether the proposed use meets the criteria for establishing a specific conditional use and whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.*

This report discusses below the specific criteria associated with park and pool lots. As proposed, the park and pool lot would accommodate spillover parking generated by Seattle Children’s Hospital, for the duration of major construction activities at the hospital campus, or until the Parks Department advances its planned proposal to improve this location. For its relative duration, the park and pool lot

² <http://www.seattle.gov/dpd/PRC/LocationHours/default.asp>

represents a benign impact on the broader neighborhood, because it proactively locates the institution's parking on a site already developed to accommodate the proposed number of vehicles.

In the immediate vicinity of the proposed park and pool lot, residents and Park visitors are likely to experience a volume of traffic represented by commute arrivals, departures, and regular shuttle vans. Private vehicle trips are generated by Seattle Children's Hospital, not by the park and pool lot per se. Such trips are likely to be concentrated generally around morning and evening peak hours. The proposed park and pool lot is approximately 1.5 miles from the hospital's campus, and as such it is reasonable to conclude that some vehicle trips (from the south) would be marginally lengthened, while some trips (from the north) would be marginally shortened. Approximately 85 van trips occur between the hours of 5:30 a.m. and 9:00 p.m., representing a marginal net traffic increase spread evenly over several hours. The project does increase the volume of traffic occurring along NE 65th St, the principal route to access the park and pool lot.

DPD determines that the proposal is not detrimental or injurious to property in the zone or vicinity. It represents a reasonable use of a generally underutilized area originally designed to accommodate considerably more traffic and parking. Its relatively short proposed duration also indicates that any traffic-related impacts to the surrounding vicinity will be short-lived.

D. In authorizing a conditional use, the Director or Council may mitigate adverse negative impacts by imposing requirements or conditions deemed necessary for the protection of other properties in the zone or vicinity in which the property is located.

Considering the limited duration of the proposed park and pool lot use by Seattle Children's Hospital, DPD determines that existing site and street improvements adequately accommodate the proposal. However, DPD conditions the project in order to affirm its temporary nature, and to limit the possibility that more permanent, intensive use of the site does not occur without addressing underlying issues associated with improvements to the site (e.g. drainage upgrades, possibly landscaping) and the right of way (e.g. pedestrian improvements).

Specific criteria. SMC [23.44.030](#) establishes specific provisions for park and pool lots located in single family zones. Criteria are listed and discussed below.

The Director shall determine that:

A. It is to be located on an existing parking lot;

The park and pool lot is located on an existing parking lot west of Building 193 (the old Commissary Building) on Parcel 6-C in Magnuson Park. The parking lot currently has a total of 320 stalls. The parking lot predates the City's acquisition of Magnuson Park.

B. That parking proposed for the park and pool lot is not needed by the principal use or its accessory uses during the hours proposed for park and pool use; and

Magnuson Park contains approximately 3400 existing parking spaces. The parking study prepared by the Transpo Group (December 2001, "Existing Parking Supply, [The] Sand Point Magnuson Park Parking Study") determined that the average on-site weekly parking utilization for parking spaces throughout the entire park during peak season was as follows:

| | |
|-----------|-----|
| 9 – 10 am | 21% |
| 1 – 2 pm | 24% |
| 4 – 5 pm | 17% |

The parking utilization for the sub-area (ROS) that includes the park and pool lot (581 stalls normally) lot west of Building 193 was modestly higher (Table 2):

| | |
|-----------|-----|
| 9 – 10 am | 33% |
| 1 – 2 pm | 34% |
| 4 – 5 pm | 20% |

Both of the above utilization calculations ‘included 350 vehicles parked near Building 193 that were associated with Children’s Hospital shuttle.’ See “*Drainage, Wetland/Habitat Complex and Sports Fields/Courts Project*, FEIS (July 2002, Volume I, p. 2-187, n.4.)

Children’s park and pool lot will be limited to weekdays, from 5:30 am until 9:00 pm. The parking utilization studies in the park and pool lot is not needed by the principal park use of its accessory during the weekday hours proposed.

The approved plan for Magnuson Park calls for the subject parking lot to be removed and a ball field is to be constructed at this location. The current economic situation has delayed construction of the ball field indefinitely. At such time as Seattle Parks commences demolition of the subject lot, Children’s park and pool use will be discontinued, or sooner if no longer needed by Children’s.

C. *The park and pool use shall not interfere or conflict with the peak-hour activities associated with the principal use and its accessory uses. The Director may control the number and location of parking spaces to be used.*

The peak season for park and recreational uses occurs around 1:00 pm. See FEIS, Section 3.12.2.8, p. 3-187. During the peak hour only 34% of the parking stalls in the Building 193 lot were being utilized, *including* Children’s employees using the park and pool/shuttle at the time of survey, *Id.* The park and pool lot will not interfere with the peak-hour activities associated with park and recreational uses at Magnuson Park.

Seattle Parks is requesting approval for the park and pool lot using 320 spaces. Exact spaces will be determined later and stipulated in Children’s lease agreement with Seattle Parks. Seattle Parks recommends that the park and pool stalls not be separately marked or cordoned off. Parks will continue to allow park users to also use this parking lot and would prefer to maintain a choice of stall locations within the lot, on a first come basis, for Children’s commuters and park users. The lot has functioned this way since June 2005 without conflict between these user groups.

Seattle Parks also requests that the duration of the conditional use permit continue until such time as Parks gives its notice to proceed with demolition and redevelopment of the parking lot for Building 193, or until Children’s no longer needs the lot, whichever is sooner.

DECISION – ADMINISTRATIVE CONDITIONAL USE PERMIT

The application for an administrative conditional use permit is **CONDITIONALLY APPROVED.**

CONDITIONS – ADMINISTRATIVE CONDITIONAL USE PERMIT

Life of the Master Use Permit

1. The duration of the conditional use permit shall continue until such time as Parks gives its notice to proceed with demolition and redevelopment of the parking lot for Building 193, or until Children’s no longer needs the lot, whichever is sooner.

2. The park and pool lot is temporary in nature, and a more permanent, intensive use of the site shall not occur without addressing issues associated with improvements to the site (*e.g.* drainage upgrades, possibly landscaping) and the right of way (*e.g.* pedestrian improvements).

Signature: _____ (Signature on file) Date: January 13, 2011
Colin R. Vasquez, Senior Land Use Planner
Department of Planning and Development

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